



11 Napier Close



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Puncknowle, Dorchester, Dorset DT2 9BQ

Bridport 6 Miles The Coast 1.5 Miles Burton Bradstock 3 Miles

A very spacious end of terrace house enjoying country views in this charming Bride Valley village only a few miles from the Jurassic Coast.

- Spacious Village House
- Requiring Updating
- Large Living/Dining Room
- Village and Country Views
- Freehold
- Generous 1100 SqFt Floor Area
- 3 Double Bedrooms
- Conservatory
- Garage and Parking
- Council Tax Band C

Guide Price £225,000

THE PROPERTY

11 Napier Close is a very spacious end of terrace village house in a peaceful and sought after Bride Valley village very close to the coast. It was built by the well known local builder Rosamond with reconstituted stone faced elevations. The house faces east/west and enjoys pleasant views over the village and the Bride Valley. It is now in need of general updating although has replacement UPVC sealed unit windows and doors, together with a fairly modern shower room.

The rooms are spacious and well proportioned and there is potential for a rear extension or loft conversion, subject to any necessary consents.

The accommodation briefly extends to: entrance hall, L-shaped living/dining room with integral multi-fuel stove, kitchen, conservatory and store cupboard, WC. On the first floor, a landing with access to the large loft, three double bedrooms and a shower room.



Properties of this size and price rarely come up in the Bride Valley, viewing is strongly recommended by the sole agents.

OUTSIDE

There is a single garage, situated nearby with parking to the front.

The property overlooks a private green which is owned by some of the residents of Napier Close.

There is a small front garden. The rear garden faces west, is enclosed and enjoys good views over the Bride Valley. There is a timber shed and a rear pedestrian gate.

SITUATION

Puncknowle is an attractive village in a beautiful area known as the Bride Valley. The village has a thriving community and amenities include a thatched pub, church and village hall plus bus service. The nearby village of Litton Cheney has a primary school whilst within 3 miles are the villages of Burton Bradstock and Abbotsbury.

The area is designated as being one of Outstanding Natural Beauty and the World Heritage Site Jurassic Coast is nearby at West Bexington,. The historic town of Bridport is only about 6 miles with excellent amenities, a twice weekly market and a leisure centre. Dorchester and Weymouth, both with rail services to London, are about 12 miles.

SERVICES

Mains water, drainage and electricity.

AGENT'S NOTE

This is an executor's sale and the property will be sold as seen.

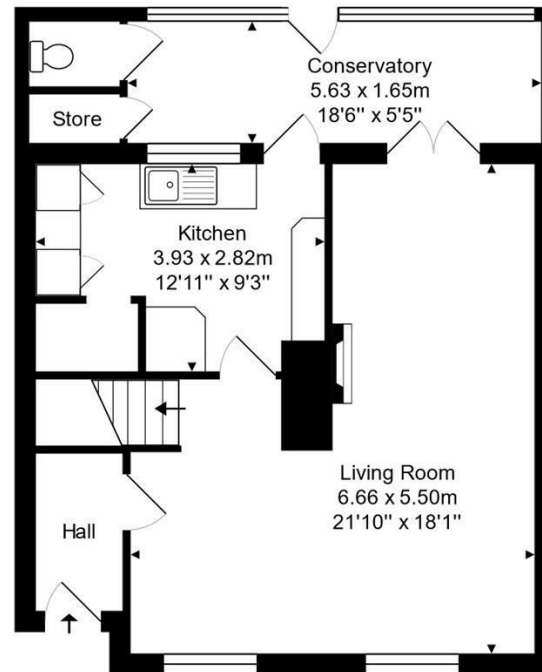
VIEWINGS

Strictly by appointment with Stags, Bridport.

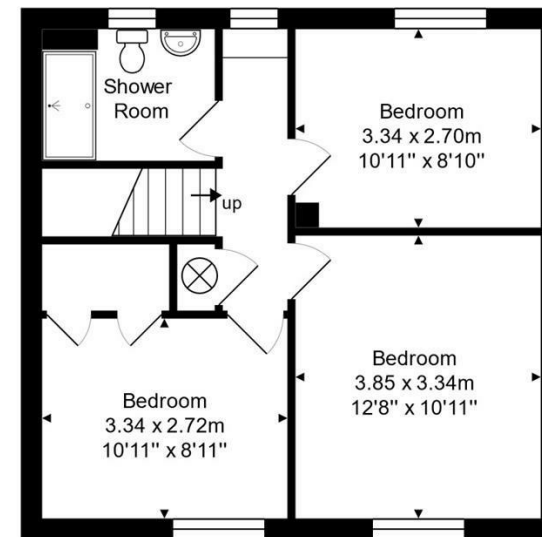
DIRECTIONS

From Bridport, take the B3157 coastal road towards Weymouth. Proceed through Burton Bradstock onto Swyre, taking the left immediately before The Bull Inn. Drive through Puncknowle village, past The Crown and Napier Close can be found on the right after 200 yards.





Ground Floor



First Floor



Total Area: 103.2 m² ... 1111 ft²

Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F	15	25
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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